

WARRANTY DEED

67-12

005606

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration paid by J. E. Poulin

whose mailing address is P.O. Box 471
Skowhegan, Maine 04976

TRANSFER
TAX
PAID

the receipt whereof I hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said J. E. Poulin, his heirs and assigns forever,

A certain lot or parcel of land in the Town of Waterville, County of Kennebec, and State of Maine, located at the Intersection of Pleasant Hill Drive and Penny Lane bounded and described as follows:

Beginning at an iron pin marking the Northwestern corner of Lot 43; thence heading S 60 Degrees 14' 01" E 150.00' (One hundred fifty and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the Northeast corner of said Lot 43; thence heading S 29 Degrees 45' 59" W 200.00' (Two hundred and no one hundredths feet) to an iron pin marking the Southeast corner of said Lot 43; thence heading N 60 Degrees 14' 01" W 160.66' (One hundred sixty and sixty-six one hundredths feet) along Lot 44 to an iron pin marking the Southwest corner of said Lot 43; thence heading along curved Penny Lane right-of-way 80.21' (Eighty and twenty-one one hundredths feet) to an iron pin marking the beginning of curved Penny Lane right-of-way. Curve radius 275.00' (Two hundred seventy-five and no one hundredths feet) on property line. Thence heading N 29 Degrees 45' 59" E 120.74' (One hundred twenty and seventy-four one hundredths feet) along Penny Lane right-of-way to the beginning pin.

The above description meaning and intending to describe said Lot 43 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in the Kennebec County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes for Lot 43.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said J. E. Poulin, his heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, James A. McBrady the said Grantor, relinquishes and conveys all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal the 23 day of the month of March, A.D. 1990

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

WITNESS

STATE OF MAINE
COUNTY OF CUMBERLAND

JAMES A. MCBRADY

3/23, 1990

Then personally appeared the above named JAMES A. MCBRADY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

(Typed name of person taking acknowledgment)

Richard G. Cervizzi

RECEIVED KENNEBEC SS.

1990 MAR 28 AM 9:00

TEST: James A. McBrady